

ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA

NOTICE OF VIRTUAL PUBLIC HEARING

TIME AND PLACE: **Monday, March 22, 2021 @ 4:00 p.m.**
& if needed, Monday March 29, 2021 @ 4:00 p.m.
WebEx or Telephone – Instructions will be provided
On the Office of Zoning website by Noon on the Hearing Date¹

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:

CASE NO. 20-31 (THE AMERICAN UNIVERSITY – Campus Plan Approval for the Period of 2021 – 2031 (“2021 Campus Plan”))

THIS CASE IS OF INTEREST TO ANCs 3C, 3D, 3E, and 3F

The American University (“AU”) filed an application (the “Application”) on December 14, 2020, requesting review and approval by the Zoning Commission for the District of Columbia (the “Commission”) of its 2021 – 2031 Campus Plan (the “2021 Campus Plan”) pursuant to Subtitle X, Chapter 1, and Subtitle Z § 302 of the Zoning Regulations (Title 11 of the District of Columbia Municipal Regulations, Zoning Regulations of 2016, to which all references are made unless otherwise specified) for the following properties (collectively the “Campus Plan Property”):

- Square 1499, Lot 806, with an address of 4801 Massachusetts Avenue, N.W. (“4801 Mass. Ave.”);
- Square 1560, Lot 807;
- Square 1599, Lots 24 and 812;
- Square 1600, Lots 1, 801, 810 and 816;
- Square 1601, Lot 3, collectively with the preceding lots in Squares 1560, 1599, and 1600 with an address of 4400 Massachusetts Avenue, N.W. (the “Main Campus”);
- Square 1601, Lot 6, with an address of 3201 New Mexico Avenue, N.W. (“3201 NM Ave.”);
- Square 1728, Lot 1, with an address of 4300 Nebraska Avenue, N.W. (“Tenley Campus”);
- Square 1786, Lot 10, with an address of 4200 Wisconsin Avenue, N.W. (“4200 Wis. Ave.”)

CAMPUS PLAN PROPERTY

The Main Campus

The Main Campus is located in the R-1-B, RA-1 and RA-2 Zones and includes academic and administrative uses, residential facilities, athletic and campus life facilities, as well as other ancillary uses that are related to the University.

The Tenley Campus

The Tenley Campus is located in the R-1-B Zones and includes academic and administrative uses primarily related to AU’s Washington College of Law.

¹ Anyone who wishes to participate in this case but cannot do so via WebEx or telephone may submit written comments to the record. (See p. 3, *How to participate as a witness – written statements*)

The Additional Campus Properties

- 4801 Mass. Ave. is located in the MU-4 zone and includes academic/administrative uses.
- 3201 NM Ave. is located in the MU-3A zone and includes both AU academic/administrative uses and non-university related uses.
- 4200 Wis. Ave. is located in the MU-4 zone and includes academic/administrative uses, the Greenberg Theater (campus life use), and non-university related uses.

THE APPLICATION

The Application proposes:

- To continue the existing university uses on 4801 Mass. Ave., 3201 NM Ave., and 4200 Wis. Ave. (the “Additional Campus Properties”) by incorporating them into the 2021 Campus Plan pursuant to Subtitle X § 102.5² with no proposed new development or modifications;
- To continue the existing university uses on the Tenley Campus with some improvements to the existing Dunblane House to address accessibility requirements and address academic and administrative needs;
- To continue the existing university uses on the Main Campus and develop, redevelop, and renovate 15 buildings or sites across the Main Campus;
- To remain at or below the maximum 13,600 students and 2,900 employees approved by the 2011 Campus Plan, as adjusted by incorporating the Additional Campus Properties and the additional student categories required to be included by Subtitle Z § 302.10(d)³ as follows:
 - Maximum 14,380 students, including 2,000 law students (reduced by 119 from the 14,499 adjusted current limit); and
 - Maximum 3,350 employees (no change from the 3,350 adjusted current limit); and
- To continue providing on campus housing for 67% of the full-time undergraduate population.
- (14,499 students, and 3,350 employees), when adjusted to include the three additional campus properties and

2021 Campus Plan – New Development:

- **New Gross Floor Area (“GFA”)** – The proposed development and redevelopment on the Main Campus would add 747,500 square feet to the existing 2,586,484 square feet of GFA approved for the Main and Tenley Campuses by the 2011 Campus Plan as follows:
 - 289,064 square feet for Academic/Administrative uses;
 - 355,936 square feet for Residential/Campus Life uses; and
 - 102,500 square feet for Athletic uses;
- **Floor Area Ratio (“FAR”)** – The new development would increase the total 0.71 FAR approved for the combined Main and Tenley Campuses by the 2011 Campus Plan to 0.91 FAR, below the 1.8 FAR permitted for portions of campus in R, RF, and RA zones by Subtitle X § 101.5;

² These three properties were not included in the 2011 Campus Plan because they were located in non-residential zones. AU chose to extend these existing university uses by incorporating them into the 2021 Campus Plan instead of pursuing a separate special exception pursuant to Subtitle X § 102.1.

³ Subtitle Z § 302.10(d) provides specific directives about the types of students to be included in the enrollment count, including full-time, part-time, foreign, certificate/non-degree, single course, night programs, and executive program students (if applicable). These requirements were not in effect at the time of the Commission’s approval of the 2011 Campus Plan. In addition, as noted above, the Campus Plan has been enlarged to include three additional properties and the students on these properties are now included in the total enrollment figure.

- **Building Heights** – Will range from 2 to 4 stories, with one site proposed with a maximum of 7 stories; and
- **Parking** – The Application proposed to increase the maximum 2,200 parking spaces approved for university related use on the Main and Tenley Campuses by the 2011 Campus Plan to 3,000 spaces, an increase of 300 spaces over the approximately 2,700 spaces currently available on the Campus Plan Property.

This public hearing will be conducted in accordance with the contested case provisions of Subtitle Z, Chapter 4, as well as the text adopted by the Commission on October 15, 2020, in Z.C. Case No. 20-11, as published in the Notice of Final Rulemaking published in the D.C. Register on October 30, 2020.

How to participate as a witness – oral presentation

Interested persons or representatives of organizations may be heard at the virtual public hearing. All individuals, organizations, or associations wishing to testify in this case are **strongly encouraged to sign up to testify at least 24 hours prior to the start of the hearing** on OZ's website at <https://dcoz.dc.gov/> or by calling Donna Hanousek at (202) 727-0789 in order to ensure the success of the new virtual public hearing procedures.

The Commission also requests that all witnesses prepare their testimony in writing, submit the written testimony prior to giving statements, and limit oral presentations to summaries of the most important points. The Commission must base its decision on the record before them. The following maximum time limits for oral testimony shall be adhered to and no time may be ceded:

- | | |
|-------------------------------------|-------------------------|
| 1. Applicant and parties in support | 60 minutes collectively |
| 2. Parties in opposition | 60 minutes collectively |
| 3. Organizations | 5 minutes each |
| 4. Individuals | 3 minutes each |

Pursuant to Subtitle Z § 408.4, the Commission may increase or decrease the time allowed above, in which case, the presiding officer shall ensure reasonable balance in the allocation of time between proponents and opponents.

How to participate as a witness - written statements

Written statements, in lieu of personal appearances or oral presentation, may be submitted for inclusion in the record, provided that **all written comments and/or testimony must be submitted to the record at least 24 hours prior to the start of the hearing, unless approved by the Commission upon request to be introduced at the public hearing.** The public is encouraged to submit written testimony through the Interactive Zoning Information System (IZIS) at <https://app.dcoz.dc.gov/Login.aspx>; however, written statements may also be submitted by e-mail to zcsubmissions@dc.gov. Please include the case number on your submission. If you are unable to use either of these means of submission, please contact Donna Hanousek at (202) 727-0789 for further assistance.

How to participate as a party

Any person who desires to participate as a party in this case must so request and must comply with the provisions of Subtitle Z § 404.1. A party has the right to cross-examine witnesses, to submit proposed findings of fact and conclusions of law, to receive a copy of the written decision of the Commission, and to exercise the other rights of parties as specified in the Zoning Regulations. If you are still unsure of what it means to participate as a party and would like more information on this, please contact OZ at dcoz@dc.gov or at (202) 727-6311.

Except for an affected ANC, any person who desires to participate as a party in this case must clearly demonstrate that the person's interests would likely be more significantly, distinctly, or uniquely affected by the proposed zoning action than other persons in the general public. Persons seeking party status shall file with the Commission, not less than 14 days prior to the date set for the hearing, or 14 days prior to a scheduled public meeting if seeking advanced party status consideration, a Form 140 - Party Status Application, a copy of which may be downloaded from OZ's website at: <https://app.dcoz.dc.gov/Help/Forms.html>.

"Great weight" to written report of ANC

Subtitle Z § 406.2 provides that the written report of an affected ANC shall be given great weight if received at any time prior to the date of a Commission meeting to consider final action, including any continuation thereof on the application, and sets forth the information that the report must contain. Pursuant to Subtitle Z § 406.3, an ANC that wishes to participate in the hearing must file a written report at least seven days in advance of the public hearing and provide the name of the person who is authorized by the ANC to represent it at the hearing.

FOR FURTHER INFORMATION, YOU MAY CONTACT THE OFFICE OF ZONING AT (202) 727-6311.

ANTHONY J. HOOD, ROBERT E. MILLER, PETER G. MAY, PETER A. SHAPIRO, AND MICHAEL G. TURNBULL ----- ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA, BY SARA A. BARDIN, DIRECTOR, AND BY SHARON S. SCHELLIN, SECRETARY TO THE ZONING COMMISSION.

Do you need assistance to participate? If you need special accommodations or need language assistance services (translation or interpretation), please contact Zee Hill at (202) 727-0312 or Zelalem.Hill@dc.gov five days in advance of the meeting. These services will be provided free of charge.

¿Necesita ayuda para participar? Si tiene necesidades especiales o si necesita servicios de ayuda en su idioma (de traducción o interpretación), por favor comuníquese con Zee Hill llamando al (202) 727-0312 o escribiendo a Zelalem.Hill@dc.gov cinco días antes de la sesión. Estos servicios serán proporcionados sin costo alguno.

Avez-vous besoin d'assistance pour pouvoir participer ? Si vous avez besoin d'aménagements spéciaux ou d'une aide linguistique (traduction ou interprétation), veuillez contacter Zee Hill au (202) 727-0312 ou à Zelalem.Hill@dc.gov cinq jours avant la réunion. Ces services vous seront fournis gratuitement.

참여하시는데 도움이 필요하세요? 특별한 편의를 제공해 드려야 하거나, 언어 지원 서비스(번역 또는 통역)가 필요하시면, 회의 5일 전에 Zee Hill 씨께 (202) 727-0312 로 전화 하시거나 Zelalem.Hill@dc.gov 로 이메일을 주시기 바랍니다. 이와 같은 서비스는 무료로 제공됩니다.

您需要有人帮助参加活动吗？如果您需要特殊便利设施或语言协助服务（翻译或口译），请在见面之前提前五天与 Zee Hill 联系，电话号码 (202) 727-0312，电子邮件 Zelalem.Hill@dc.gov 这些是免费提供的服务。

Quý vị có cần trợ giúp gì để tham gia không? Nếu quý vị cần thu xếp đặc biệt hoặc trợ giúp về ngôn ngữ (biên dịch hoặc thông dịch) xin vui lòng liên hệ với Zee Hill tại (202) 727-0312 hoặc Zelalem.Hill@dc.gov trước năm ngày. Các dịch vụ này hoàn toàn miễn phí.

ለመሳተፍ ዕርዳታ ያስፈልግዎታል? የተለየ እርዳታ ካስፈለገዎት ወይም የቋንቋ እርዳታ አገልግሎቶች (ትርጉም ወይም ማስተርጎም) ካስፈለገዎት እባክዎን ከስብሰባው አምስት ቀናት በፊት ዚ ሂልን በስልክ ቁጥር (202) 727-0312 ወይም በኢሜል Zelalem.Hill@dc.gov ይገናኙ። እነኚህ አገልግሎቶች የሚሰጡት በነጻ ነው።